



**C, 7239C Flint Road SE  
Calgary, Alberta**

**MLS # A2291922**



**\$3,500 per month**

**Division:** Fairview Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,345 sq.ft.

**Zoning:** C-COR3 f1.0h12

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture can be included

Beautifully renovated professional office space in the established Fairview district of Calgary. This bright corner unit has been fully refreshed with brand-new flooring, fresh paint throughout, modern blinds, and a completely updated kitchen and washroom facilities; delivering a clean, professional workspace ready for immediate occupancy. The efficient layout provides excellent natural light and accessible entry, making it suitable for a variety of professional or medical office users. There are two dedicated parking stalls for staff or client convenience. Select office furniture may also be included in the sale. Fairview is a centrally located and well-connected community with quick access to major transportation routes including Macleod Trail, Glenmore Trail, and Deerfoot Trail. The area is supported by strong nearby amenities, restaurants, and services, with major retail shopping minutes away at CF Chinook Centre. Public transit and LRT access are also close by, offering convenient connectivity for employees and visitors alike. A well-located, move-in-ready office opportunity in one of Calgary's established business corridors.